



Columbus Redevelopment Commission

Regular Board Meeting

August 17, 2015

6:00 PM

City Council Chambers

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Minutes

The Redevelopment Commission met in Regular Session on Monday August 17, 2015 at 6:00 p.m.

Call to Order:

The meeting was called to order at 6:00 p.m. by the President.

Attendees:

Commissioners:

<input checked="" type="checkbox"/> Kristen Brown, Pres.	<input checked="" type="checkbox"/> Frank Jerome, V-P	<input checked="" type="checkbox"/> David Wright, Sec.
<input type="checkbox"/> Laurie Booher	<input checked="" type="checkbox"/> Robert Abrams	<input checked="" type="checkbox"/> Russ Poling

Other attendees:

Heather Pope, Redevelopment Director; and Stan Gamso, counsel.

Discussion Items:

1. Update on Parking Garage Management and Operations – Gary Thompson, REI

Jackson Street Parking Garage

Gary reported that the base rental income for the garage is \$3,165.73, which is better than budget for the calendar year. The revenue generated by monthly and daily parkers is \$15,943 better than budget for the calendar year.

The operating expenses are \$5,670 better than budget and the net operating income was \$30,556 better than budget for this parking garage.



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Gary also noted that at 1:30 p.m., the peak parking time, the average empty space count was 185 in this garage.

Second Street Parking Garage

Income at the Second Street Parking Garage is on budget. The operating expenses were slightly under budget but he wanted to point out that they had recently finished two repairs that are not reflected in the current monthly budget but will appear in next month statements. That will bring the operating expense more in line with the budget.

But with respect to the empty space count he notes that 2 p.m., the peak time for this garage, there were 156 empty spaces and he considered that normal and consistent with the operation of this parking garage.

2. Project Consultant Update – Doug Pacheco, Project Consultant

a. Walesboro RFP

Doug reported that the RFP responses have been received. The only respondent was from Mayor Nagem. He said that he, the Mayor, and Caleb Tennis of the Aviation Board will meet to consider the response to the RFP and hopes that will be completed by the end of the month.

As to the work being performed by Land Water Group, their work is not done. The modeling apparently is more complicated than originally led to believe and is taking some time to complete. He also noted that Jeff Bergman has been working with the representatives from Land Water Group in an effort to keep the project on track. He did not have an estimate of when that work might be completed.

b. State Street Project

Doug reported that the State Street committee meets the second Tuesday of the month to get a report on United's progress. Heather reported that she had attended the prior meeting where INDOT attended and they approved a plan to add two (2) feet to the North side of the State Street bridge and make a reduction in the width of the center space between the traffic lanes that would yield a 10 foot pedestrian walkway on



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the North side of the bridge. Doug reported that this would be a \$700,000 addition. He said railings and safety barriers will be incorporated in the design.

Frank asked for copies of drawings that show this layout and design; Doug reported those are not completed.. The Mayor commented that originally the project was estimated to be \$300,000 to add an extension to the bridge and now it's up to \$700,000. She questioned whether City Council would approve this given the cost per square foot.

3. Washington Street Streetscape Project Update – Heather Pope, Redevelopment Director

Heather presented two aerial photographs of the intersections of Second and Washington Street and Third and Washington Street. She pointed out certain work that still needs to be completed on the various corners of the intersection. She also noted that the work will be commenced within the next few weeks to install the pavers and to resolve the intersections so that pedestrian foot traffic can be resumed. And with respect to the polls, the painting of those will commence sometime in September. She also presented cost estimates and reported there has been a slight change in cost of some of the bases that will be installed around polls but despite this increase in cost the project is still within the \$70,000 budget previously approved by the Commission.

4. 2nd & Lafayette Street Project Update – Heather Pope, Redevelopment Director

Doug and Heather jointly presented the status of this project. This is a nine and a half (9 ½) acre site and Doug drafted an RFI that was submitted to 12 firms, mostly out-of-state and one local. There were only two respondents to the RFI and those were Avison & Young and RealAmerica.

Avison & Young had been working with the city for approximately 18 months to develop a plan. Heather noted that the responses to the RFI by both respondents called for a mixed use development which includes residential, commercial and a hotel.

Bob's Car Wash is presently not owned by the Redevelopment Commission and the developers were informed that they need to deal with Bob's individually. Then there was a lengthy discussion regarding Bob's, the property itself and the attempts by the Redevelopment Commission to purchase it previously. There was also discussion



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regarding site contamination and potential cleanup costs and interest in acquiring the property for the purpose of cleanup.

RealAmerica did not present renderings or drawings, however, the other respondent did. Doug noted that he had asked them if they could provide same and they requested an additional 60 days to prepare said documents. Doug says he's been asked to have them reduce that to 45 days.

He also reported that as to financial viability, both appear to have presented adequate proof of investment capability.

Doug also commented that he wanted to forego the presentation of these responses to an advisory panel/evaluation committee. Counsel pointed out that there are two places in the RFI where an evaluation committee is mentioned. One is elective and one is mandatory. Counsel also pointed out that the third page of the RFI says that the project will be evaluated and considered for selection by a committee including members of City Council and the Redevelopment Commission.

The Mayor commented that prior statements by the newspaper make it clear that the gathering of any members of City Council and the Redevelopment Commission would make the gathering a public meeting. She was adamant that there was no need for such a meeting.

Heather was also asked if she was making a recommendation regarding one of the other Respondents; she commented she was not, that it made sense to see the renderings and any additional documents provided by RealAmerica. Mayor said there was no need to consider this any further, that in her opinion the responses were complete and that Avison & Young had fully complied with the terms of the RFI and that a decision could be made immediately to select them and commence negotiations on a contract..

Then there was substantial discussion about the process and the next steps. Finally, the Major commented she wanted to work off line with Tim Shuffett, President of the City Council to devise the next steps regarding this project.



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Action Items:

5. Resolution # 16 -2016 of the Columbus Redevelopment Commission to extend a contract with Doug Pacheco as Project Consultant to the Redevelopment Commission – Heather Pope, Redevelopment Director.

Doug's contract as project consultant will expire on September 16, 2015. There was discussion about Doug's value to these projects and a general consensus was reached that an extension to his contract was warranted through year end 2015.

Motion was made by Russ to approve Resolution 16 of the Redevelopment Commission to extend Doug Pacheco's contract until December 31, 2015. The motion was seconded by Dave. There being no discussion, the motion passed unanimously.

6. Approval of Minutes:

July 20, 2015 Regular Meeting

July 29, 2015 Special Meeting

Review of the July 20, 2015 Regular Meeting Minutes was had, no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion the motion passed unanimously.

Review of the July 29, 2015 Special Meeting Minutes was had, no corrections or changes were noted. Russ moved and Dave seconded a motion to adopt same. There being no discussion the motion passed unanimously.

7. Review and Approval of Claims

Heather presented four (4) dockets of claims for the Commission's consideration. The Commissioners had previously examined the claims, Russ moved and the Mayor seconded a motion to pay said claims. There being no discussion, the motion passed unanimously.



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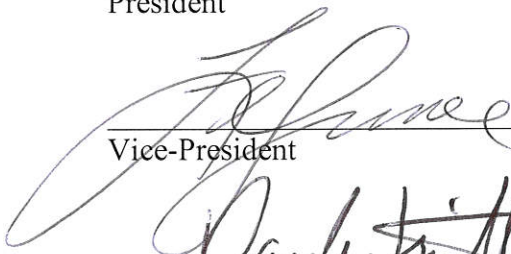
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Adjournment

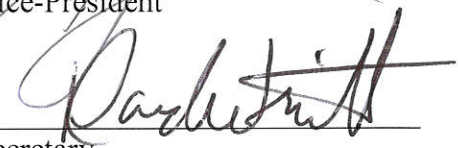
There being no further business, Frank moved and Dave seconded a motion to adjourn. The motion passed unanimously and the meeting was adjourned at 7:40 p.m.

Approval of ___ day of _____, 2015 minutes.

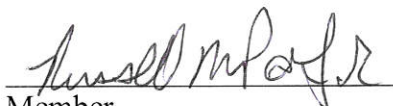
President



Vice-President



Secretary



Member

Member

Date: 10-19-2015

RESOLUTION NO: 16-2015

**RESOLUTION OF THE COLUMBUS REDEVELOPMENT COMMISSION
TO AMEND & EXTEND
CONSULTING AGREEMENT
WITH
G. DOUGLAS PACHECO**

Comes now the Columbus Department of Redevelopment, more commonly known as the Columbus Redevelopment Commission, and for this Resolution says as follows:

WHEREAS, Indiana Code §36-7-14-1 *et seq.* provides that a community may establish a Department of Redevelopment to be controlled by a Redevelopment Commission; and

WHEREAS, the City of Columbus, through its Common Council, did on August 19, 2003 create the City of Columbus Department of Redevelopment and the City of Columbus Redevelopment Commission ("Redevelopment Commission") by way of Ordinance Number 25, 2003; and

WHEREAS, the Redevelopment Commission determined it was necessary to have a person assist with ongoing Redevelopment projects, specifically Redevelopment Commission owned property located at 2nd and Lafayette Streets, State Street Corridor Revitalization Project and Redevelopment of the Walesboro Airport property; and

WHEREAS, The Redevelopment Commission did upon the recommendation of the president of the Commission consider and adopt Resolution No. 21-2014 that authorized the execution of a consulting contract with G. Douglas Pacheco on October 20, 2014; and

WHEREAS, The Redevelopment Commission did enter into a contract with G. Douglas Pacheco as Project Consultant for a 12-month period, ending September 15, 2015; and

WHEREAS, the Redevelopment Commission desires to Amend and Extend Mr. Pacheco's Consulting Agreement for an additional three and one-half months.

NOW, THEREFORE, IT IS RESOLVED:

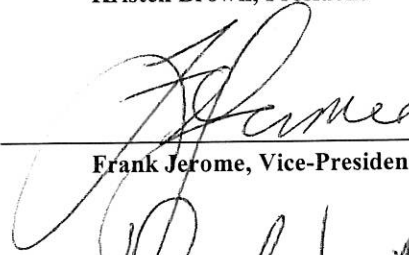
1. The City of Columbus Redevelopment Commission does hereby Amend and Extend the Consulting Agreement by and between G. Douglas Pacheco and The Redevelopment Commission pursuant to the terms and conditions of the attached contract.
2. The Amendment and Extension of the Consulting Agreement shall be upon the same terms and conditions as the Agreement executed October 20, 2015 except for the Term which shall be extended to December 15, 2015.

3. The City of Columbus Redevelopment Commission does hereby authorize its president to execute the attached contract for and on behalf of the Commission along with the Project Consultant where said term will expire on December 31, 2015.

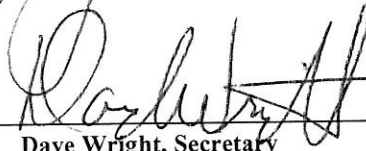
Adopted this _17_ day of August, 2015.



Kristen Brown, President



Frank Jerome, Vice-President



Dave Wright, Secretary